



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02521
Location :	Novigrad
Building size :	123.63 m ²
Lot size :	0 m ²
Distance from center :	100 m
Distance from sea :	700 m
Floor :	Ground floor
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 525.000 €

Istria, Novigrad – Luxurious apartment with a private pool, 700 m from the sea

For sale is a luxurious apartment with a total area of 123.63 m² featuring a private pool, located on the ground floor of a modern residential building consisting of eight apartments, in an extremely attractive location in Novigrad. The property is just 700 m from the nearest beaches and marina, and approximately 1,000 m from the city center and all essential amenities.

The investor has already built a similar building, providing potential buyers with the opportunity to assess the quality of construction, materials used, and finishing touches.

The apartment boasts a functional and modern layout, consisting of three bedrooms, one of which has an en-suite bathroom, an additional shared bathroom, and a spacious living area that combines the kitchen, dining room, and living room in an open space concept. The living area opens onto a covered terrace and a private yard with a pool, ideal for relaxation and enjoying privacy.

Heating and cooling are provided via inverter air conditioning units (air-to-air heat pumps) in all rooms, while the bathrooms are equipped with electric underfloor heating, ensuring a comfortable temperature year-round.

The apartment also includes two parking spaces in front of the building.

During construction and equipping, special attention was paid to the quality of materials and modern living standards. There are plans for high-quality PVC joinery with aluminum shutters, anti-burglary and fire-resistant entrance



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doors, top-quality flooring, premium sanitary equipment, and built-in toilet tanks. The building will feature facade thermal insulation of 10 cm, while the private pool will be equipped with a skimmer system and lined with pool foil.

Completion of work is expected by July 1, 2027.

A special advantage of this property is that the buyer does not pay real estate transfer tax, as the seller is VAT registered, and the sale is subject to VAT calculation.

Thanks to its excellent location near the sea, modern architecture, high-quality furnishings, and private pool, this property represents an excellent choice for year-round living, vacationing, or investment in tourist rentals.